

1 CITY OF DELTA, UTAH
2 PLANNING & ZONING COMMISSION MEETING
3 JUNE 14, 2012
4
5
6

7 PRESENT
8

9 Vance Bishop	Chairman
10 Linda Beard	Commission Member
11 Alan Johnson	Commission Member
12 Roger Zeeman	Commission Member

13
14 ABSENT
15

16 Rand Crafts	Commission Member
17 Steven Pratt	Commission Member
18 Linda Sorensen	Commission Member
19 Tom Stephenson	City Council Representative

20
21 ALSO PRESENT
22

23 Alan Riding	Zoning Officer
24 Karen Johnson	Planning & Zoning Secretary
25 Todd Anderson	City Attorney
26 Blair Cropper	Cardwell Distributing
27 Bill & Shauna Nelson	City Residents

28
29
30 Chairman Bishop called the meeting to order at 7:00 p.m. He stated that notice of the meeting time,
31 place and agenda had been posted at the City Building and on the Utah Public Notice website, and
32 had been provided to the Millard County Chronicle-Progress and to each member of the Planning
33 & Zoning Commission at least two days prior to the meeting.
34

35 MINUTES
36

37 The proposed minutes of a Planning & Zoning Meeting held April 12, 2012 were presented for
38 consideration and approval. Following review, Commission Member Alan Johnson MOVED to
39 approve the minutes of the Planning & Zoning Commission Meeting held April 12, 2012, as
40 presented. The motion was SECONDED by Commission Member Linda Beard. Chairman Bishop
41 asked if there were any comments or questions regarding the motion. There being none, he called
42 for a vote. The motion passed with Commission Members Linda Beard, Alan Johnson and Roger
43 Zeeman voting in favor and Commission Members Rand Crafts, Steven Pratt, Linda Sorensen and

Tom Stephenson being absent.

BUSINESS

BLAIR CROPPER, CARDWELL DISTRIBUTING: REQUEST FOR CONDITIONAL USE PERMIT TO PLACE 40' STORAGE CONTAINER ON PROPERTY LOCATED AT APPROXIMATELY 444 WEST 200 NORTH

Mr. Cropper stated that Cardwell Distributing had decided to purchase a 20' storage container to place on their property for storage of packaged oil. However, Cardwell already owned the 40' container so they placed that container on the property rather than purchase a smaller one. When the container had been put in place, Mr. Cropper was advised that they needed to obtain a conditional use permit to have a 40' storage container on the property. If the conditional use permit is granted, Cardwell will be moving the storage container behind their building and inside the fence.

Chairman Bishop asked Zoning Officer Alan Riding for comments regarding issuance of a conditional use permit. Zoning Officer Riding stated that the property is located in an industrial zone, where a storage container would comply with zone requirements and suggested that conditions for issuance could include that the container be maintained so as to not become an eyesore and that the container be removed from the property if it becomes unused.

Chairman Bishop asked City Attorney Todd Anderson for his comments. City Attorney Anderson felt that placing the storage container on the property fits the zone requirements and did not feel there would be a problem issuing a conditional use permit.

Following discussion, Commission Member Roger Zeeman MOVED to approve granting a conditional use permit for Cardwell Distributing to place a 40' storage container on property located at approximately 444 West 200 North with the following conditions: 1) the container be maintained by being painted, 2) that the container be removed from the property if it becomes unused, and 3) that the conditional use permit for the storage container expire with any change of ownership. The motion was SECONDED by Commission Member Alan Johnson. Chairman Bishop asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed with Commission Members Linda Beard, Alan Johnson and Roger Zeeman voting in favor and Commission Members Rand Crafts, Steven Pratt, Linda Sorensen and Tom Stephenson being absent.

BILL NELSON, GREAT BASIN ESTATES SUBDIVISION: GREAT BASIN ESTATES SUBDIVISION, PHASE 1, FINAL PLAT

City Attorney Anderson reviewed with Mr. Nelson the requirements for approval of a final plat, which requires either completion of or a guarantee that all improvements will be completed, prior to the plat being signed by the City Council. Mr. Nelson requested that Commissioners approve a

1 final plat for Lots 1 & 2 in Block 3 only. Mr. Nelson was advised that in order to approve the final
2 plat, regardless of the number of lots involved, the improvements must be completed or there must
3 be a guarantee in place for those improvements.
4

5 Following lengthy discussion, Chairman Bishop advised Commission Members that they could
6 either approve the final plat for two lots, subject to all improvement being completed or that a
7 guarantee for those improvements be in place, or they could withhold approval of the plat until all
8 conditions have been met.
9

10 City Attorney Anderson noted that the Commission could waive the requirement for sidewalks being
11 completed if restrictive covenants are recorded that sidewalks will be installed by the homeowners
12 following construction.
13

14 Commission Member Linda Beard MOVED to table discussion of Great Basin Estates Subdivision
15 Final Plat, Phase I until a proper plat of two lots is provided and that completion of sidewalks be
16 waived if restrictive covenants are recorded stating that sidewalks will be installed by homeowners
17 following construction, and that a description of security for improvements be provided. The motion
18 was SECONDED by Commission Member Alan Johnson. Chairman Bishop asked if there were any
19 comments or questions regarding the motion. There being none, he called for a vote. The motion
20 passed with Commission Members Linda Beard, Alan Johnson and Roger Zeeman voting in favor
21 and Commission Members Rand Crafts, Steven Pratt, Linda Sorensen and Tom Stephenson being
22 absent.
23

24 CHAIRMAN VANCE BISHOP: PROPOSED PLANNING & ZONING COMMISSION BY-LAWS

25

26 Due to the absence of several Commission Members, Commission Member Alan Johnson MOVED
27 to table discussion of the proposed Planning & Zoning Commission By-Laws until the next meeting,
28 when more Commission Members are present. The motion was SECONDED by Commission
29 Member Linda Beard. Chairman Bishop asked if there were any comments or questions regarding
30 the motion. There being none, he called for a vote. The motion passed with Commission Members
31 Linda Beard, Alan Johnson and Roger Zeeman voting in favor and Commission Members Rand
32 Crafts, Steven Pratt, Linda Sorensen and Tom Stephenson being absent.
33

34 Chairman Bishop asked if there were any further comments or questions. There being none,
35 Commission Member Alan Johnson MOVED to adjourn the meeting. The motion was SECONDED
36 by Commission Member Roger Zeeman. Chairman Bishop asked if there were any comments or
37 questions regarding the motion. There being none, he called for a vote. The motion passed with
38 Commission Members Linda Beard, Alan Johnson and Roger Zeeman voting in favor and
39 Commission Members Rand Crafts, Steven Pratt, Linda Sorensen and Tom Stephenson being absent.
40
41
42

Chairman Bishop declared the meeting adjourned at 7:55 p.m.

VANCE BISHOP, Chairman

Karen Johnson, Planning & Zoning Secretary

MINUTES APPROVED: P&Z 08-09-2012